

EXHIBIT C

FEE SIMPLE TITLE LEGAL DESCRIPTION AND PLAT MAP

**FEE AREA**  
**Exhibit B-1**

A portion of the Lands of Elkgrove Homeowners Association, Inc., a California corporation, as described in the Grant Deed recorded on December 14, 1989 in Book 1704 of Official Records, page 80 in the office of the Napa County Recorder, State of California, said portion described as follows:

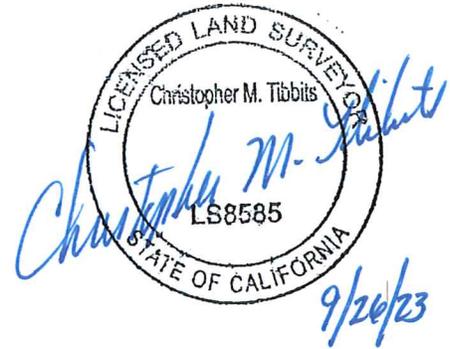
**Beginning** at a point on the south line of said Lands of Elkgrove Homeowners Association, Inc. that bears North 89° 58' 02" East 839.89 feet from the southwest corner of said Lands of Elkgrove Homeowners Association, Inc.; thence leaving said south line North 20° 08' 35" West 8.63 feet; thence North 31° 35' 08" West 92.80 feet; thence North 58° 27' 32" East 67.85 feet to the east line of said Lands of Elkgrove Homeowners Association, Inc.; thence along the east line of said Lands of Elkgrove Homeowners Association, Inc. South 21° 24' 03" East 131.70 feet to the southeast corner of said Lands of Elkgrove Homeowners Association, Inc.; thence along said south line South 89° 58' 02" West 54.30 feet to the **Point of Beginning**.

**Basis of Bearing**

The bearing between Monuments #B-9 and #B-10 on Lincoln Avenue shown on the map Record of Survey Map No. 3052, filed June 26, 1978 in Book 20 of Record of Surveys at Page 64-72, Napa County Records, as North 89° 43' 00" West and measured as North 89° 43' 09" West.

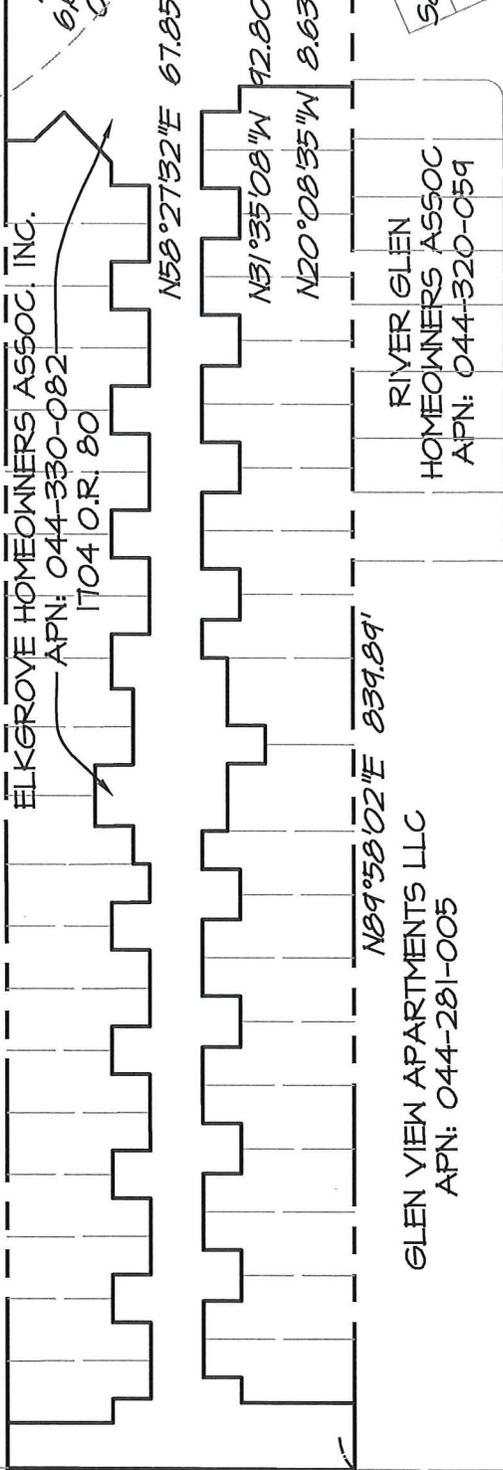
**End Description**

Area: 6,686 Sq. Ft.  
0.15 Ac.



NAPA ELKS HALL ASSOCIATION  
APN: 044-110-008

SOSCOL AVE



AREA  
6,686 SF  
0.15 AC

NAPA RIVER  
521°24'03"E 131.70'

P.O.B.  
589°58'02"W  
54.50'



1"=100'

FEE AREA	SF	AC
ABOVE TOB	1,724	0.04
BELOW TOB	4,962	0.11
TOTAL AREA	6,686	0.15

- LEGEND
- PROPERTY LINE
  - EASEMENT LINE
  - ADJACENT PROPERTY LINE
  - TOP OF BANK (TOB)

FEE AREA

EXHIBIT B-2



1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE | 707 | 252.3301  
+ www.RSACivil.com +

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | 1980

09-20-2023

044-330-082 B-2

1 OF 1



BASIS OF BEARING  
THE BEARING BETWEEN MONUMENTS #B-9 AND #B-10 ON LINCOLN AVENUE SHOWN ON THE MAP RECORD OF SURVEY MAP NO. 3052, FILED JUNE 26, 1978 IN BOOK 20 OF RECORD OF SURVEYS AT PAGE 64-72, NAPA COUNTY RECORDS, AS NOT AFFECT THE DEED DESCRIPTION NORTH 89° 43' 00" WEST AND MEASURED AS NORTH 89° 43' 09" WEST.

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION

5406  
044-330-082 B-1 Clos  
09-20-2023

North: 1878182.0578' East: 6481463.4191'

Segment #1 : Line

Course: N20°08'35"W Length: 8.63'

North: 1878190.1600' East: 6481460.4473'

Segment #2 : Line

Course: N31°35'08"W Length: 92.80'

North: 1878269.2125' East: 6481411.8413'

Segment #3 : Line

Course: N58°27'32"E Length: 67.85'

North: 1878304.7055' East: 6481469.6675'

Segment #4 : Line

Course: S21°24'03"E Length: 131.70'

North: 1878182.0862' East: 6481517.7235'

Segment #5 : Line

Course: S89°58'02"W Length: 54.30'

North: 1878182.0551' East: 6481463.4235'

Perimeter: 355.29' Area: 6685.92 Sq. Ft.

Error Closure: 0.0052 Course: S58°20'48"E

Error North: -0.00272 East: 0.00441

Precision 1: 68323.08

